

WARRANTY DEED

This Instrument Was Prepared By:

Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:

Farris Juliet Haikes
137 Narrows Peak Cir
Birmingham, AL 35242

20171204000432280

12/04/2017 09:49:11 AM

DEEDS 1/2

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Eight Thousand and 00/100 Dollars (\$208,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **The Estate of Shelley J. Baldwin, a protected person, Case #2016-00069, by and through Lexine Haenschen, its Conservator** (herein referred to as Grantor) do grant, bargain, sell and convey unto **Farris Juliet Haikes** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 64, according to the Final Plat of Narrows Peak Sector, as recorded in Map Book 31, Page 125 A and B, in the Probate Office of Shelby County, Alabama

\$201,760.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his/her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, The Estate of Shelley J. Baldwin, a protected person, Case #2016-00069, by its Conservator, Lexine Haenschen who is authorized to execute this conveyance, has hereto set its signature and seal, this November 30, 2017.

The Estate of Shelley J. Baldwin, a protected person, Case #2016-00069

by: Lexine B. Haenschen
Lexine Haenschen
Its: Conservator

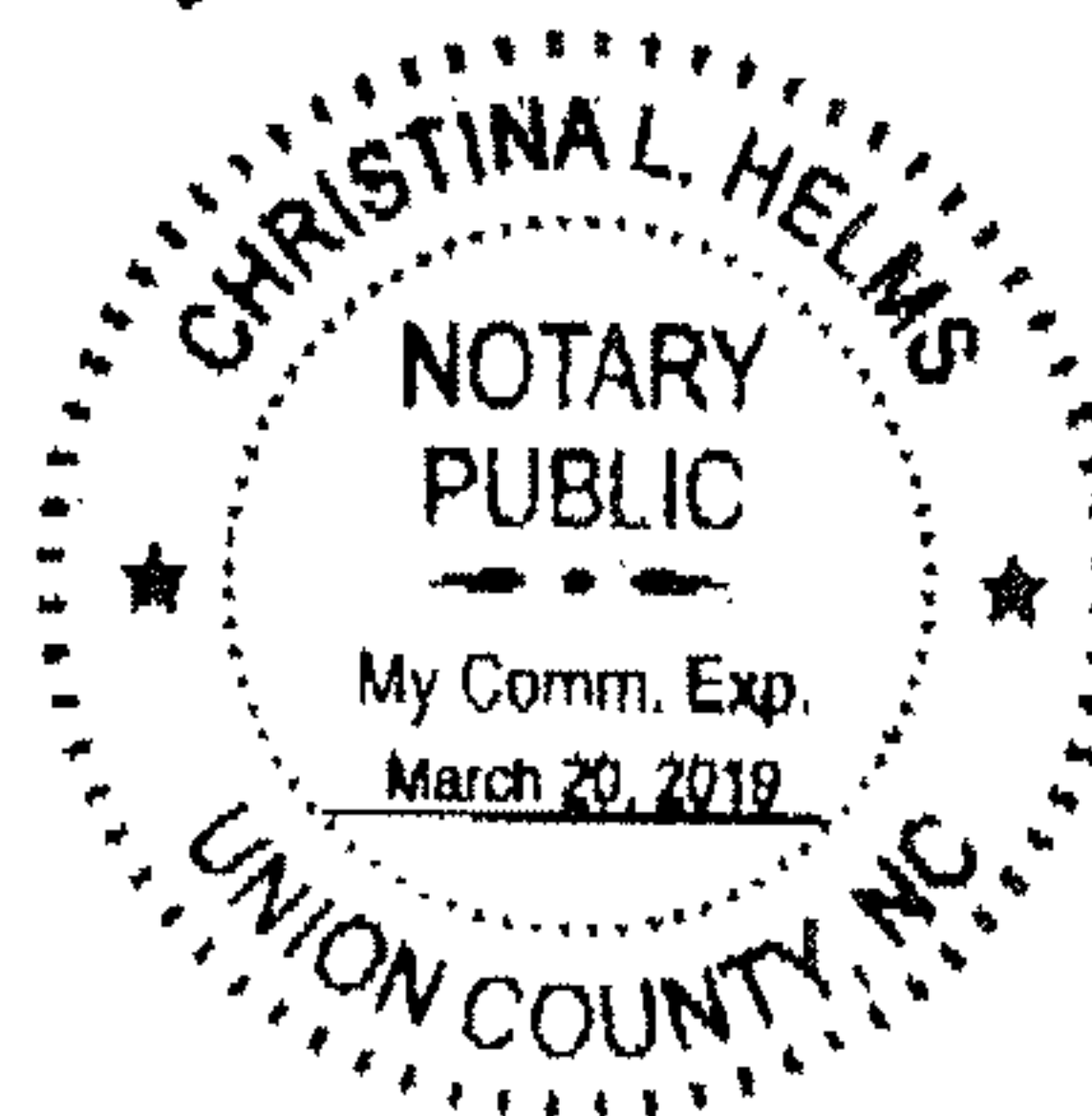
STATE OF North Carolina
COUNTY OF Union

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lexine Haenschen whose name as Conservator of The Estate of Shelley J. Baldwin, a protected person, Case #2016-00069, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, Lexine Haenschen, in her capacity as such Conservator and with full authority, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this November 29, 2017

Christina L. Helms
Notary Public

My Commission Expires: 3-20-19
Grantor's Address:
1520 Cooper Hill Road
Irondale, AL 35210
Property Address:
137 Narrows Peak Cir
Birmingham, AL 35242



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/04/2017 09:49:11 AM
\$24.50 DEBBIE
20171204000432280

James W. Fuhrmeister